

NAI Brannen Goddard

NAI Earle Furman

Available for Lease

*Former Bausch & Lomb
Facility / Just off I-85*

HVAC WAREHOUSE

 DRONE VIDEO OF PROPERTY

130 Commerce Center

Greenville, SC 29615

Property Highlights

- Prime 320,427 SF Manufacturing/Assembly Building
- Heavy Power
- Located within the GSP Environs Zone
- **Lease Rate Reduced: \$2.85/SF NNN**

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320,427 SF Manufacturing /
HVAC Warehouse



AERIAL FACING TOP GOLF AND THE PELHAM ROAD EXIT OFF OF I-85

PROPERTY OVERVIEW

An extensively renovated building located in Greenville, South Carolina. 130 Commerce Center is comprised of 320,427 square feet of quality industrial distribution/manufacturing/warehouse space with turn-key office space. The building is equipped with 100% HVAC (warehouse), heavy power (2000 amps; 277/480 v), and fully sprinklered (Wet System). The building was originally built in 1983 and renovated in 1991/2005 and is located on 18.6 acres.

LOCATION OVERVIEW

130 Commerce Center is located in the I-385/Woodruff Road/Highway 14 Industrial Submarket, which consists of approximately 10 million square feet of product with an average occupancy of 94%. The building is within close proximity of I-85 North / I-85 South.

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SUMMARY

130 Commerce Center presents a great move-in ready, user opportunity located in one of Greenville, South Carolina's most active submarkets. The property has many great location features such as the following:

- Property is located 0.5 miles to I-85 and is less than 2 miles to I-385 and within GSP Envisions Zone
- The building is 4.5 miles from Greenville/Spartanburg International Airport, 8.5 miles from Inland Port Greer and 6.5 miles from the BMW Plant
- The building has immediate exposure on Commerce Center
- Immediate access to I-85 via the Pelham Road Exit
- Corporate neighbors include Baldor, Hartness, International Plastics and SYNEX

The building has attractive features which are highlighted by:

- Extensive renovations completed in 1991 and 2005 to bring building up to date with modern warehouse distribution features including T-5 lighting, all new reinforced concrete truck court, all new asphalt pavement surrounding the truck court, new sealed and striped parking areas, new dock doors, new warehouse and column paint and new office finishes
- The building has 128 auto parking spaces as well as trailer storage



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PROPERTY DESCRIPTION

PROPERTY ADDRESS:	130 Commerce Center Greenville, SC 29615
PROPERTY TYPE:	Office/Warehouse/Manufacturing
GROSS LEASABLE AREA:	320,427 SF
OFFICE:	20,427 SF
LOT SIZE:	18.67 Acres
APN:	0533.02-01-009.05
LIGHTING:	T-5 and Metal Halide
EXTERIOR:	Tilt-Up
ROOF:	Ballast and Built Up
RESTROOMS:	Office area includes buiding standard finish restroom facilities with additional restrooms adjacent to shipping office
CLEAR HEIGHT:	20' - 21.5'
COLUMN SPACING:	30' x 40'
HVAC:	Office and warehouse
ELECTRICAL SYSTEM:	Heavy Power; 2000 Amp; 277/480 v. service
LOADING:	18 motorized dock doors with dock covers, pit levelers, locks and lamps; One (1) drive-in door
SPRINKLER:	Wet System, fully sprinklered
ZONING:	I-1
FLOORS:	6" reinforced
PARKING:	138 Auto Parking; additional spaces can be added



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OVERVIEW

130 Commerce Center is located right off of I-85 North/South via Pelham Road Exit with Greenville/Spartanburg International Airport only minutes away. With significant funds being spent on both the property and the building through an extensive renovation, this opportunity would be an appropriate choice for a user.



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PROPERTY PHOTOS



AERIAL WITH VIEW OF GREENVILLE/SPARTANBURG INTERNATIONAL AIRPORT



LOADING DOCKS ALL WITH COVERS, LEVELERS, LOCKS AND LAMPS

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PROPERTY PHOTOS



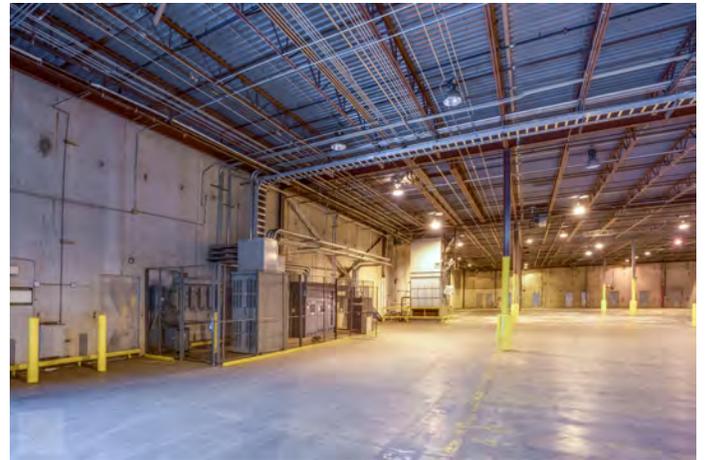
AERIAL VIEW



AERIAL VIEW



WAREHOUSE INTERIOR



HEAVY POWER

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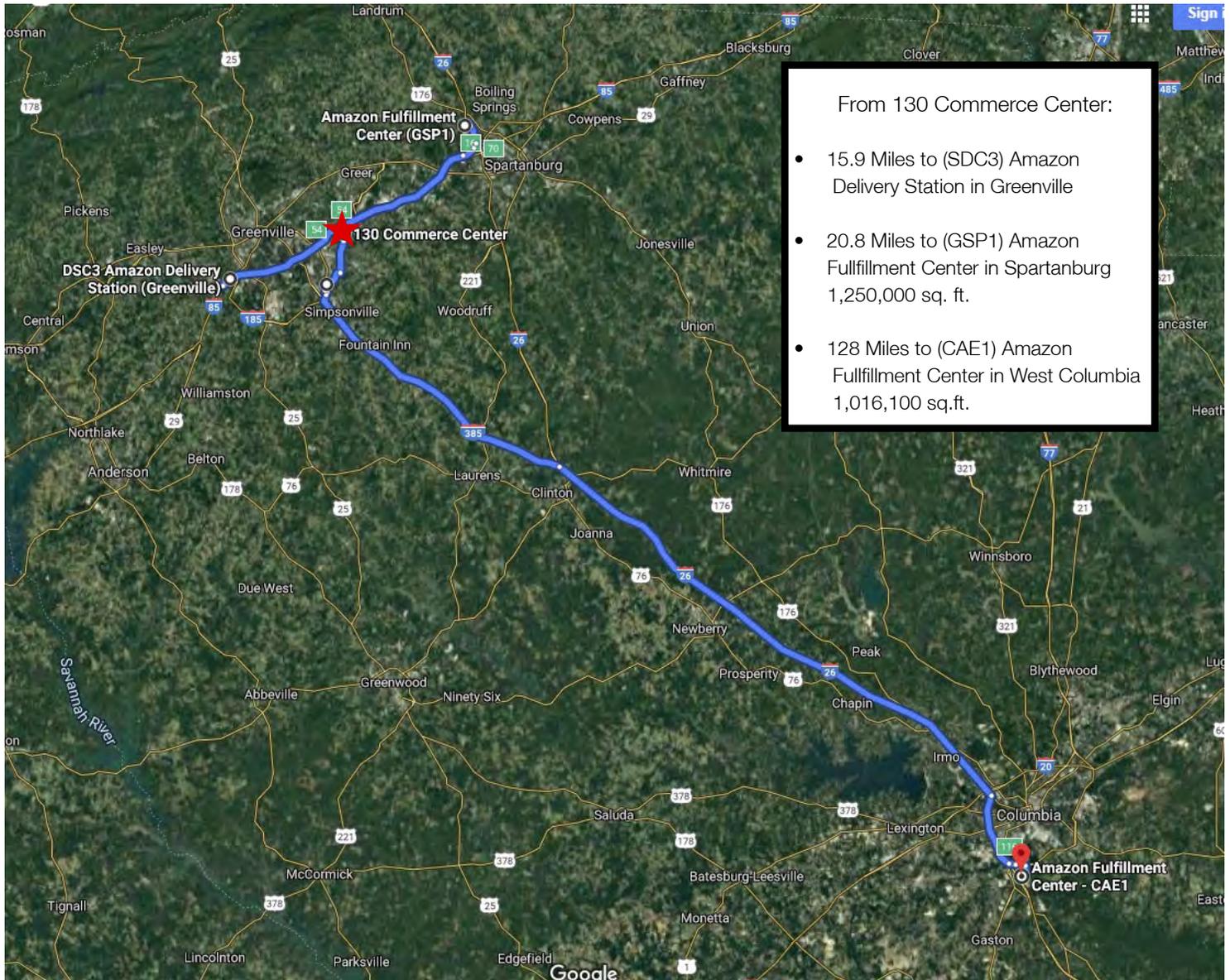
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